



±2.87 Acre Development Opportunity

FOR SALE

100 NW RUTLAND ROAD | MOUNT JULIET, TN 37122

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PROPERTY HIGHLIGHTS

- + ±2.87 acre development opportunity
- + Strategically located just off the signalized intersection of NW Rutland Road and North Mt. Juliet Road, offering seamless access and strong positioning
- + Situated immediately behind Pinnacle Bank, with an established hub of national retailers, services, and expanding commercial growth nearby
- + Zoned Commercial Interstate (CI), supporting a wide variety of retail, service, office, and hospitality opportunities
- + Unmatched connectivity with just 3/4 mile proximity to Interstate 40, providing excellent regional access and commuter connectivity
- + Positioned to benefit from significant population growth and ongoing residential expansion in one of Middle Tennessee's most sought-after submarkets
- + Ideal site for pad-site development, office, or mixed-use development

AREA DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
POPULATION	4,093	32,812	75,897
POPULATION GROWTH (5YR)	2.6%	3.0%	2.1%
HOUSEHOLDS	1,722	12,841	28,894
AVG. HH INCOME	\$122 K	\$169 K	\$152 K
MEDIAN AGE	35.5	38.1	38.6





MT JULIET

WILSON COUNTY

Mt Juliet and Wilson County are consistently ranked among the fastest growing cities and counties in Tennessee. Mt Juliet has experienced a 76% growth since 2010, and now has a population of nearly 45,700.

This highly desirable suburb provides residents with quick access to Nashville and the surrounding market, as well as nearby major employers, prestigious universities, world-class medical facilities, and notable attractions and amenities.

Ranked in Top 50 Best Places to Live (*Money Magazine, 2020*)

Major Employers including Amazon, Under Armour, & Chewy

Ranked 2nd Fastest Growing County in Tennessee (*2025*)

Top 20% Best Suburbs to Live in America (*Niche.com, 2025*)

Among the Lowest City Property Tax rates in Tennessee





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